

INVESTMENT OPPORTUNITY

±22.9-ACRE INDUSTRIAL & MANUFACTURING LAND ASSEMBLAGE

Adelanto, San Bernardino County, California

Multiple Parcels Available | RTI Warehouse Permits | Manufacturing & Cannabis Zoning

Property Snapshot

Total Land Area	±22.9 Acres (Multiple Parcels — Separate Addresses)
Location	Adelanto, San Bernardino County, California
Primary Zoning	Manufacturing (M) — with Cannabis Cultivation Overlay
RTI Permits	Ready-to-Issue Warehouse Permits Available — From 10,000 SF
Permit Timeline	RTI Within Approximately 60 Days
Subdivision	Parcels May Be Subdivided — Multiple Lots Available
Utilities	Utilities Extended to Front Parcel Area — Expandable to Rear

Executive Summary

This offering presents a rare, large-scale industrial land opportunity in the City of Adelanto, one of the Inland Empire's most development-friendly jurisdictions. The assemblage comprises nearly 23 acres spread across several separate parcels, each with its own address, providing investors and developers maximum flexibility to acquire in whole or in part.

The site carries Manufacturing (M) zoning and an established cannabis cultivation overlay, positioning it ideally for a broad spectrum of commercial and industrial uses. With Ready-to-Issue (RTI) warehouse permits secured for buildings starting at 10,000 square feet — available within approximately 60 days — this is a shovel-ready opportunity in a high-demand market segment.

Utilities are already stubbed to the front parcel area and can be extended throughout the site at the buyer's cost, meaningfully reducing entitlement risk and accelerating time-to-operation. Additionally, given the limited availability of medical office and healthcare facilities in the Adelanto area, a zoning reclassification pathway for medical or healthcare use may be worth exploring with the City.

Key Investment Highlights

Shovel-Ready Warehouse Development

- RTI permits for warehouse buildings starting at 10,000 SF — deliverable within ~60 days
- No entitlement delay — permits are on the critical path to construction start
- Scalable footprint: multiple warehouse configurations possible depending on parcel selection

Flexible Parcel Structure

- Nearly 23 acres across multiple parcels with separate addresses
- Parcels may be sold, leased, or subdivided individually — multiple lot configurations available
- Ideal for a single master developer, phased development, or multiple end users

Manufacturing & Cannabis Zoning

- Manufacturing (M) zoning supports warehousing, light/heavy manufacturing, logistics, distribution, and assembly
- Cannabis cultivation zoning overlay in place — a high-value and increasingly limited entitlement in California
- Compliant cannabis greenhouse, indoor grow, and processing facilities are among the permitted uses

Infrastructure In Place

- Utilities (water, sewer, power) extended to the front parcel — expandable to full site
- Reduces infrastructure cost and timeline uncertainty
- Improved access reduces carrying costs during development

Medical & Healthcare Use Potential

- Adelanto has limited medical office, specialty care, and hospital facilities relative to its growing population
- The City of Adelanto may consider a zoning reclassification for medical or healthcare-related uses
- Potential to serve a significant underserved healthcare market in the High Desert

Market Context: Adelanto & the High Desert

Adelanto is situated in the High Desert submarket of San Bernardino County, approximately 90 miles northeast of Los Angeles. The city has pursued an aggressive pro-business and development posture, including one of California's first and most established legal cannabis frameworks. The High Desert industrial market has experienced sustained demand driven by:

- Last-mile and regional distribution needs serving the greater Los Angeles basin
- Cannabis operators seeking compliant, large-footprint grow and processing facilities
- Light manufacturing and assembly operations priced out of core Inland Empire submarkets
- Government and defense-adjacent contractors near adjacent military/airport infrastructure

Vacancy in the broader Inland Empire remains historically low, driving industrial users further into secondary markets like the High Desert where pricing, zoning, and land availability remain comparatively favorable.

Illustrative Use Cases

The following represent potential uses consistent with current zoning and permit posture. Buyers are responsible for independently verifying all permitted uses with the City of Adelanto and applicable regulatory authorities.

Industrial / Manufacturing	Specialized / Emerging Uses
Warehouse / Distribution (RTI — from 10,000 SF)	Licensed Cannabis Cultivation & Processing
Light & Heavy Manufacturing	Medical Office / Outpatient Healthcare
Assembly & Fabrication	Cold Storage / Agricultural Processing
Fleet Storage & Vehicle Operations	Data Center / Energy Storage (subject to utility)
Logistics & Freight Staging	Defense & Government Contractor Facilities

Available Parcels

The offering comprises multiple separately addressed parcels. Specific APN numbers, acreages, and individual parcel pricing are available to qualified buyers upon execution of a Non-Disclosure Agreement (NDA). Parcels may be purchased individually or as a combined assemblage.

- Multiple separate APN parcels — each with individual address
- Combined acreage: ±22.9 acres
- Parcels may be further subdivided subject to City approval and applicable subdivision requirements
- Flexible acquisition structure — individual parcels or full assemblage

Next Steps

To receive a full due diligence package including individual parcel details, APN maps, permit documentation, and pricing guidance, qualified parties should complete the following:

- Execute a standard Non-Disclosure Agreement (NDA)
- Provide evidence of financial qualification or proof of funds
- Schedule a site visit and broker consultation
- Submit a Letter of Intent (LOI) to begin purchase negotiations

Listing Agent

Agent	Diana Bzdyk
Brokerage	Compass
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